

Executive Summary Report

Characteristics-Based Market Adjustment for 2005 Assessment Roll

Area Name / Number: Leschi to Madison Park / 14

Previous Physical Inspection: 2004

Improved Sales:

Number of Sales: 343

Range of Sale Dates: 1/1/2003 - 11/19/2004

Sales – Improved Valuation Change Summary						
	Land	Imps	Total	Sale Price	Ratio	COV*
2004 Value	\$405,400	\$424,100	\$829,500	\$883,800	93.9%	12.32%
2005 Value	\$424,300	\$444,900	\$869,200	\$883,800	98.3%	11.97%
Change	+\$18,900	+\$20,800	+\$39,700		+4.4%	-0.35%
% Change	+4.7%	+4.9%	+4.8%		+4.7%	-2.83%

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.35% and -2.83% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2004 or any existing residence where the data for 2004 is significantly different from the data for 2005 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2004 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:			
	Land	Imps	Total
2004 Value	\$496,100	\$457,700	\$953,800
2005 Value	\$519,300	\$481,700	\$1,001,000
Percent Change	+4.7%	+5.2%	+4.9%

Number of one to three unit residences in the Population: 3250

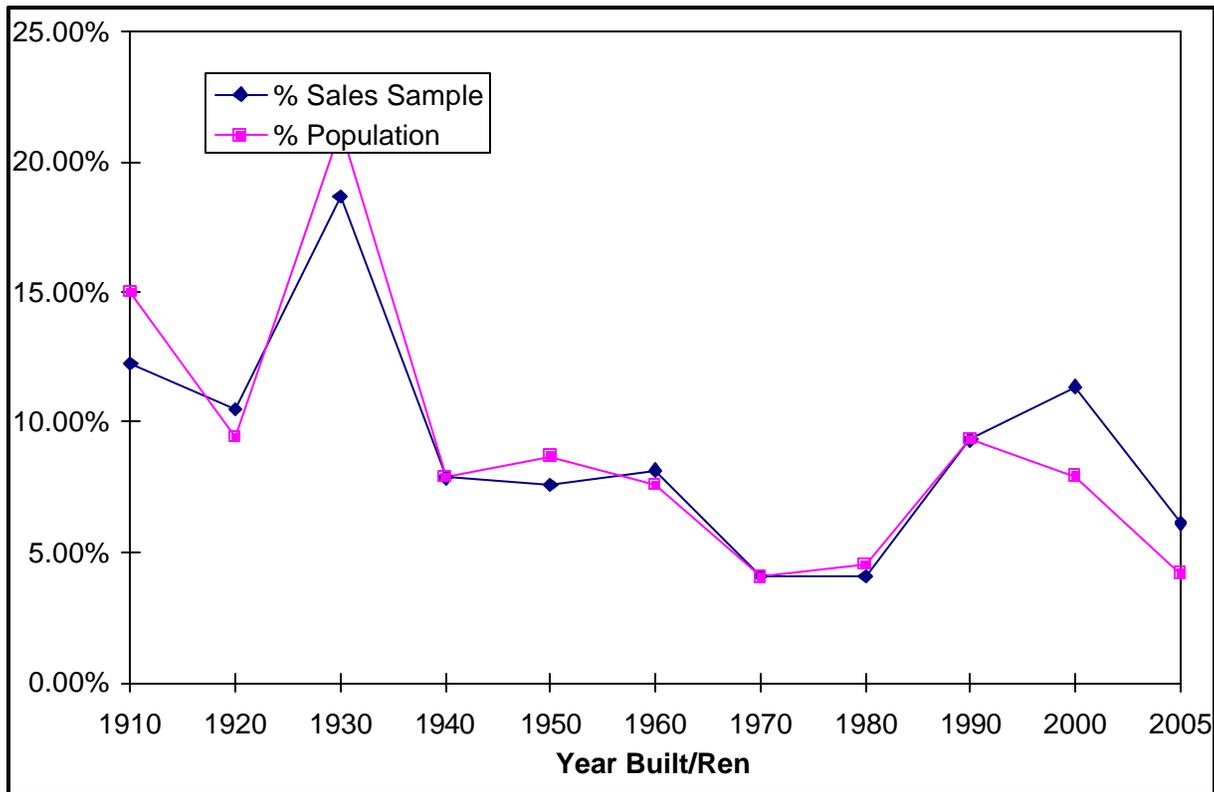
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that two characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located in subarea 6 had higher average ratios (assessed value/sales price) than other improvements and the formula adjusts these values downward. Also grade 10 improvements had lower average ratios (assessed value/sales price) than other improvements and the formula adjusts these values upward more than others, thus improving equalization. Due to a limited number of sales of waterfront parcels, a waterfront variable could not be derived. Therefore waterfront parcels were adjusted by the overall total adjustment as derived from the area wide sales sample. A separate ratio report reflecting this adjustment is included in this report.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. We recommend posting these values for the 2005 assessment roll.

Sales Sample Representation of Population - Year Built / Renovated

Sales Sample		
Year Built/Ren	Frequency	% Sales Sample
1910	42	12.24%
1920	36	10.50%
1930	64	18.66%
1940	27	7.87%
1950	26	7.58%
1960	28	8.16%
1970	14	4.08%
1980	14	4.08%
1990	32	9.33%
2000	39	11.37%
2005	21	6.12%
	343	

Population		
Year Built/Ren	Frequency	% Population
1910	488	15.02%
1920	307	9.45%
1930	690	21.23%
1940	257	7.91%
1950	283	8.71%
1960	247	7.60%
1970	132	4.06%
1980	148	4.55%
1990	304	9.35%
2000	258	7.94%
2005	136	4.18%
	3250	

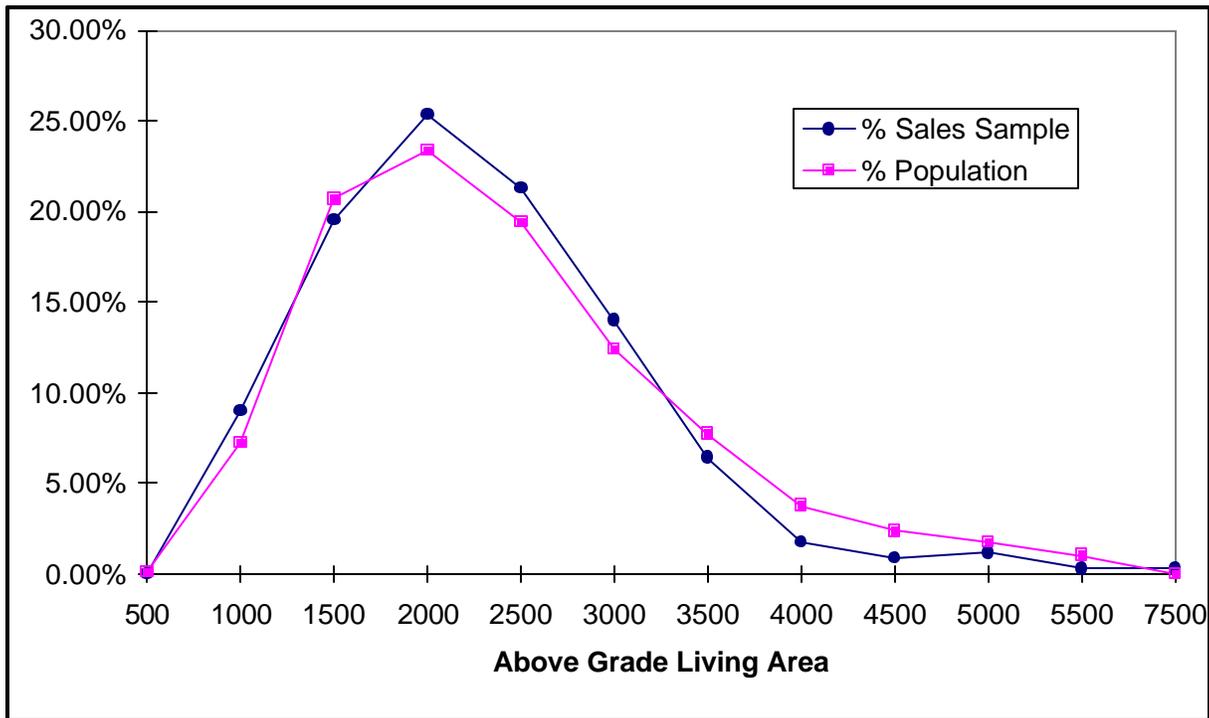


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

Sales Sample		
AGLA	Frequency	% Sales Sample
500	0	0.00%
1000	31	9.04%
1500	67	19.53%
2000	87	25.36%
2500	73	21.28%
3000	48	13.99%
3500	22	6.41%
4000	6	1.75%
4500	3	0.87%
5000	4	1.17%
5500	1	0.29%
7500	1	0.29%
	343	

Population		
AGLA	Frequency	% Population
500	4	0.12%
1000	235	7.23%
1500	673	20.71%
2000	759	23.35%
2500	632	19.45%
3000	404	12.43%
3500	251	7.72%
4000	123	3.78%
4500	77	2.37%
5500	58	1.78%
9500	34	1.05%
16500	0	0.00%
	3250	

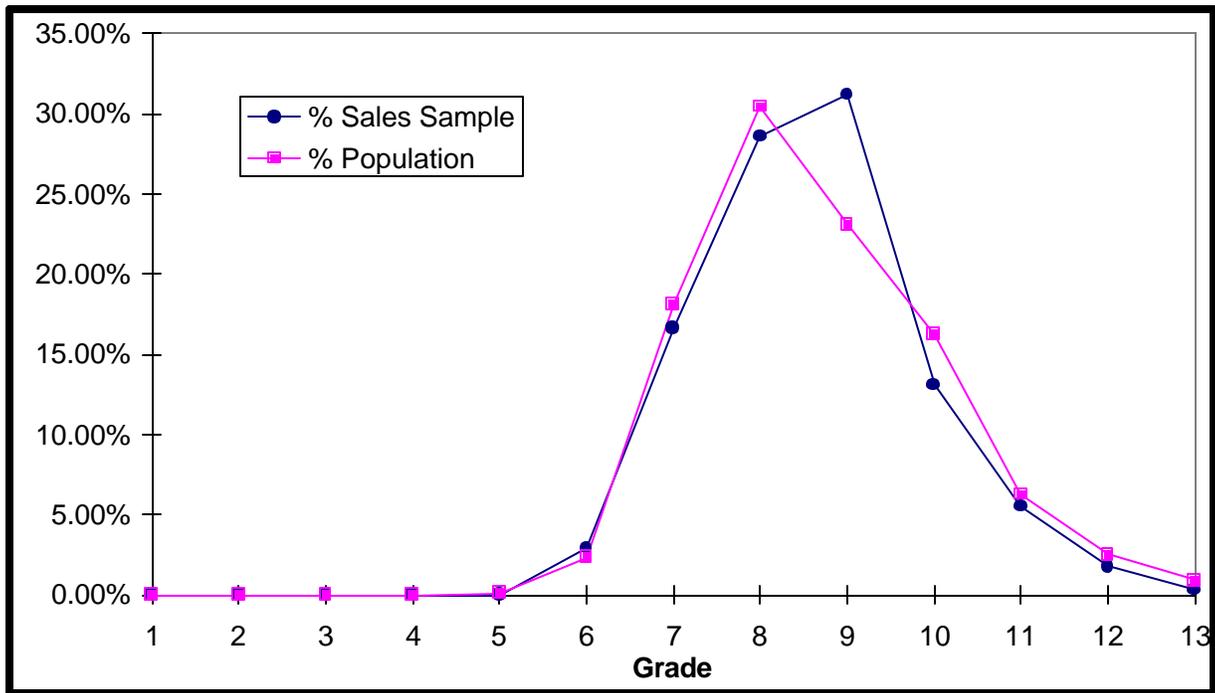


The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

Sales Sample Representation of Population - Grade

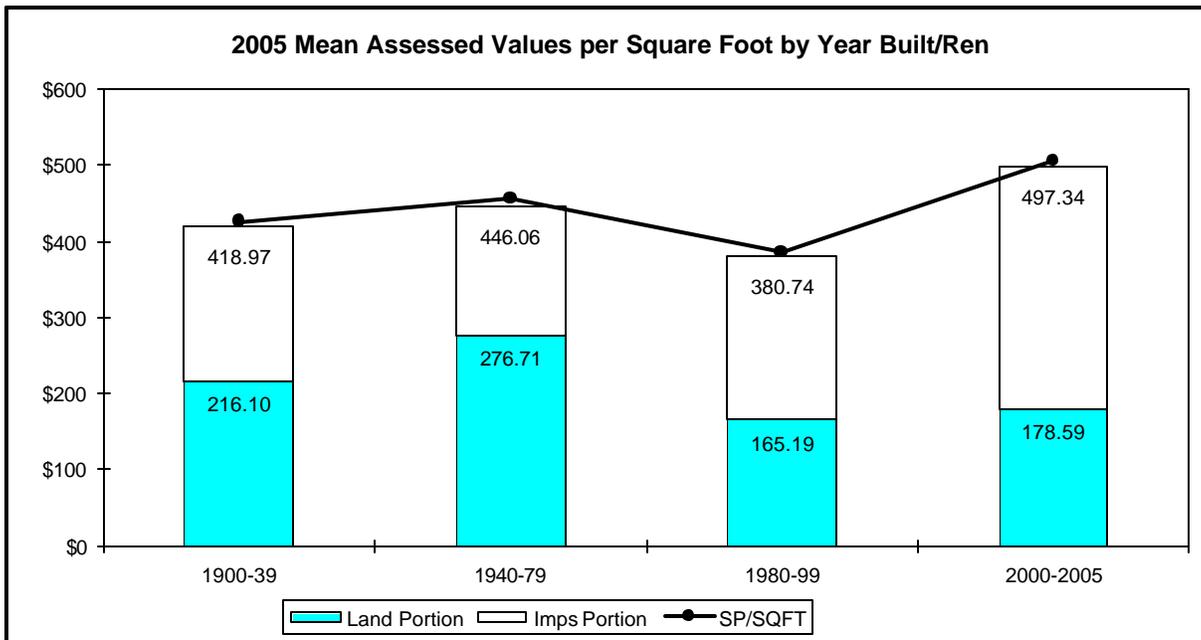
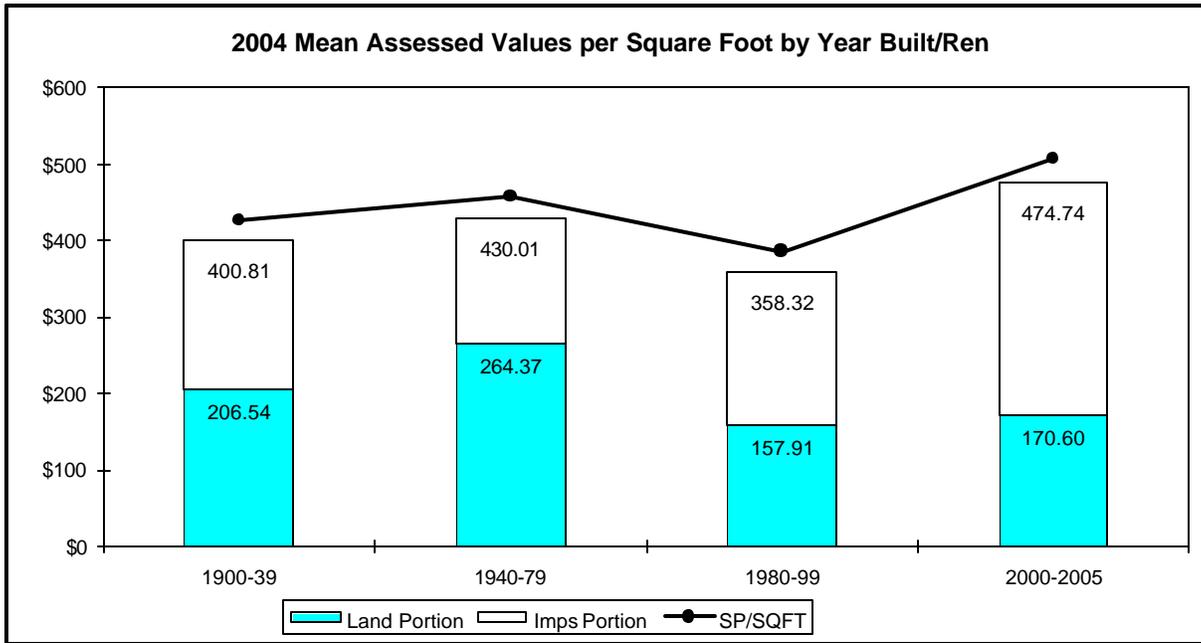
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	0	0.00%
6	10	2.92%
7	57	16.62%
8	98	28.57%
9	107	31.20%
10	45	13.12%
11	19	5.54%
12	6	1.75%
13	1	0.29%
	343	

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	0	0.00%
5	4	0.12%
6	76	2.34%
7	589	18.12%
8	990	30.46%
9	750	23.08%
10	527	16.22%
11	203	6.25%
12	82	2.52%
13	29	0.89%
	3250	



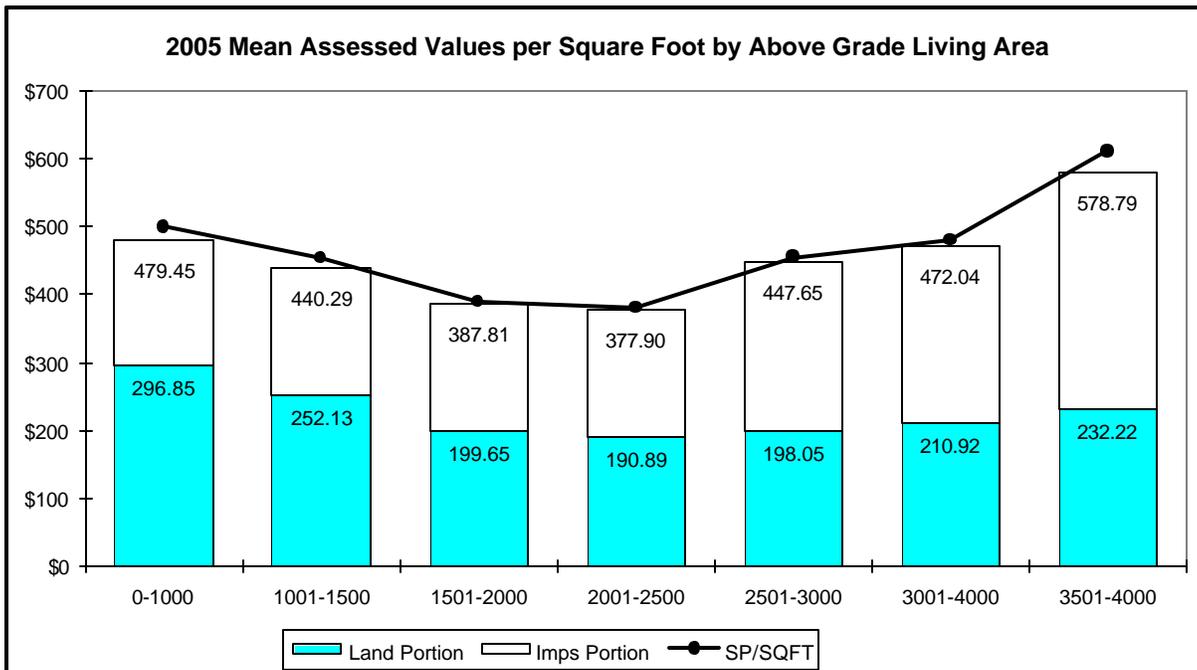
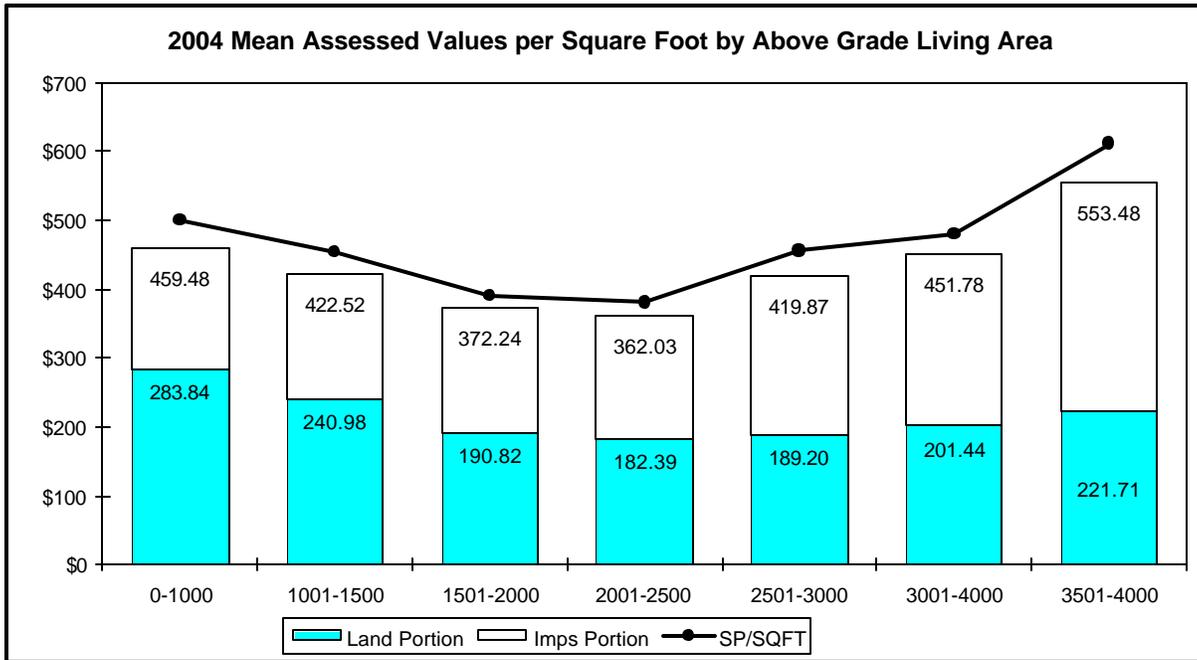
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

Comparison of 2004 and 2005 Per Square Foot Values By Year Built / Renovated



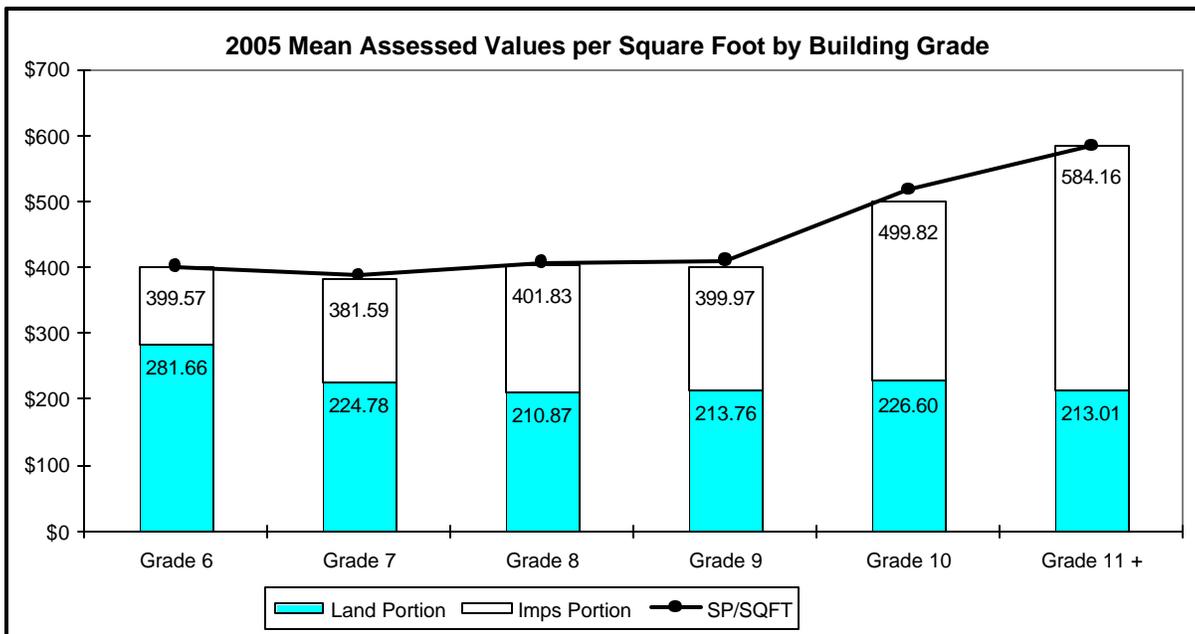
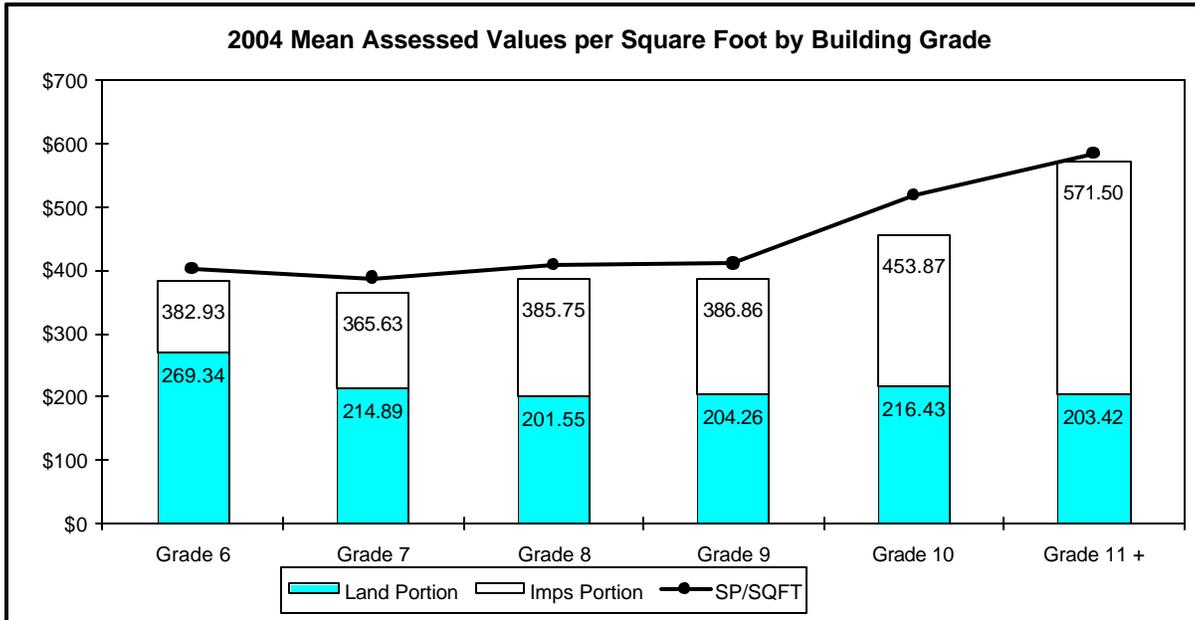
These charts clearly show an improvement in assessment level and uniformity by Year Built/Renovated as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Above Grade Living Area



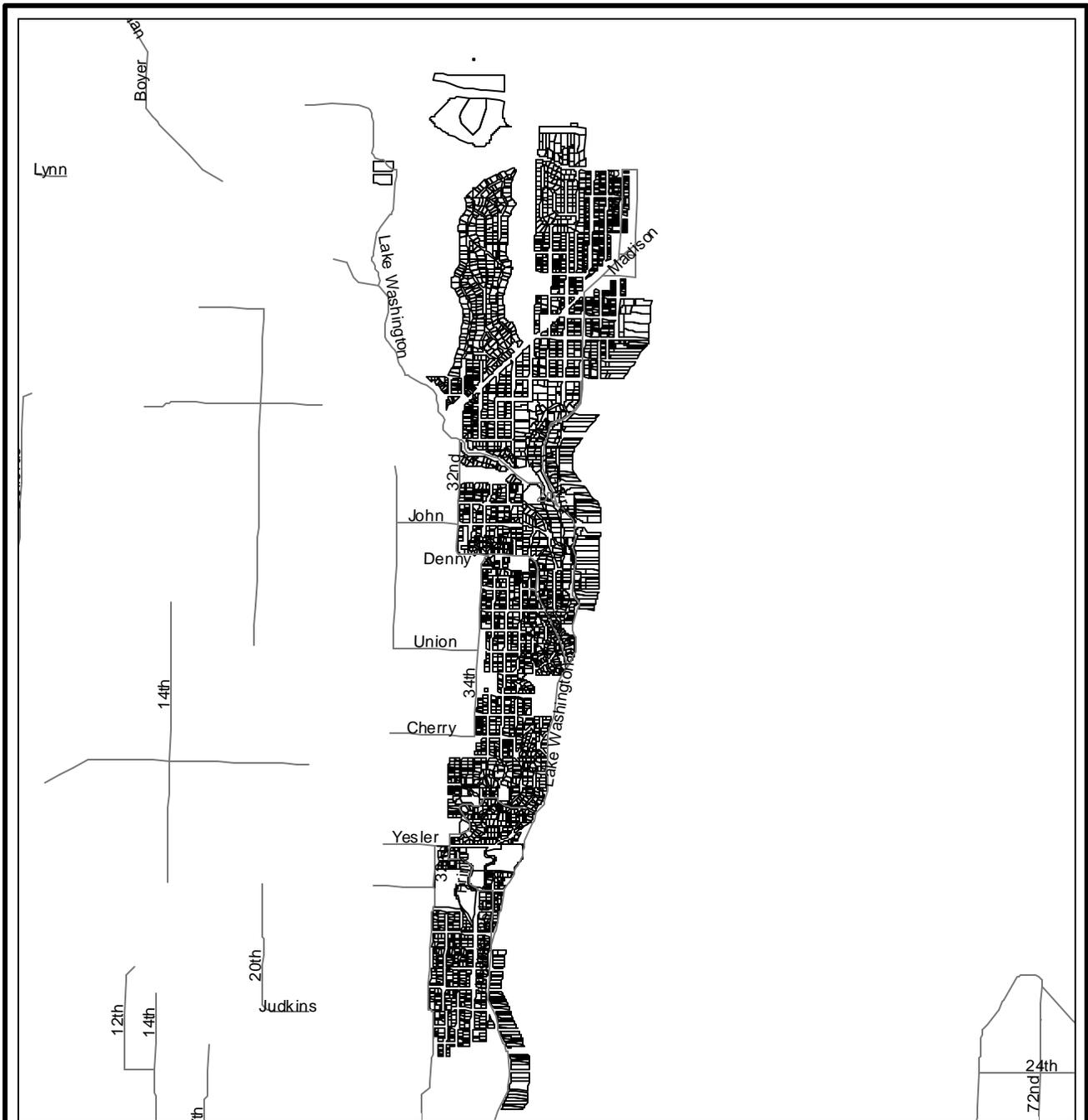
These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Comparison of 2004 and 2005 Per Square Foot Values By Building Grade



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2005 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Area Map



Area 14 Leschi to Madison Park

The information included on this map has been compiled by King County staff from a variety of sources and is subject to change without notice. King County makes no representation or warranties, express or implied, as to accuracy, completeness, timeliness, or rights to the use of such information. King County shall not be liable for any general, special, indirect, incidental, or consequential damages including, but not limited to, lost revenues or lost profits, resulting from the use or misuse of the information contained on this map. Any sale of this map or information on this map is prohibited except by written permission of King County.

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March 31, 2005

0.1 0 0.1 0.2 0.3 0.4 Miles



King County

Department of Assessments

Legend



Streets

Area 14 folio map.shp

Annual Update Process

Data Utilized

Available sales closed from 1/1/2003 through 11/19/2004 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database. Additional studies were performed March 28, 2005 to test the resultant assessment level using later 2004 sales. There were 16 additional useable sales. The weighted mean ratio dropped from 0.983 to 0.981 for one to three unit residences. These changes are not significant.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2004
6. Existing residences where the data for 2004 is significantly different than the data for 2005 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached *Improved Sales Used in this Annual Update Analysis* and *Improved Sales Removed from this Annual Update Analysis* at the end of this report for more detailed information.

Land update

A scarcity of vacant land sales (4 usable land sales) in area 14 made it problematic to develop adjustments to previous land value based on land sales alone. In the absence of evidence to the contrary, the same overall market increase as indicated from sales of improved properties is assumed to apply to previous land value. The following formula will be applied to all land:

2005 Land Value = 2004 Land Value x 1.0479, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the 343 usable non-waterfront residential sales in the area. Waterfront sales were **not** included in the analysis and the overall adjustment derived from non-waterfront sales is applied to waterfront properties.

Improved Parcel Update (continued)

The chosen adjustment model was developed using multiple regression. The 2005 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

The analysis results showed that one characteristic and one neighborhood based variable should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, improvements located in subarea 6 had higher average ratios (assessed value/sales price) than other improvements and the formula adjusts these values downward. Also grade 10 improvements had lower average ratios (assessed value/sales price) than other improvements and the formula adjusts these values upward more than others, thus improving equalization. Due to a limited number of sales of waterfront parcels, a waterfront variable could not be derived. Therefore waterfront parcels were adjusted by the overall total adjustment as derived from the area wide sales sample. A separate ratio report reflecting this adjustment is included in this report.

The derived adjustment formula is:

$$2005 \text{ Total Value} = 2004 \text{ Total Value} / .9571481 + 7.753334E-02 * \text{Sub6} - .0726585 * \text{Grade10}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2005 \text{ Improvements Value} = 2005 \text{ Total Value} \text{ minus } 2005 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the formula derived from improvement #1 is used to arrive at new total value.
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, there is no change from previous improvement value (only the land adjustment applies).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, they will be valued using the model derived by the commercial division for physical inspection in this area.
 - *If located on Lake Washington waterfront the Improvement % Change indicated by the sales sample is used to arrive at new total value (2005 Total Value = 2004 Total Value * 1.0479). Apply 2005 land adjustment.

Mobile Home Update

There were no mobiles in this area.

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 14 Annual Update Non-Waterfront Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

4.48%

Grade 10	Yes
% Adjustment	8.58%
SubArea 6	Yes
% Adjustment	-7.83%

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, a grade 10 non-waterfront parcel, not in SubArea 6, would *approximately* receive a 13.06% upward adjustment (4.48% + 8.58%). 370 in the population & 45 sales.

An improved non-waterfront parcel in Sub Area 6 & not a grade 10, would *approximately* receive a 3.35% downward adjustment (4.48% - 7.83%). 184 in population & 22 sales.

A grade 10 non-waterfront parcel in SubArea 6 would *approximately* receive a 5.23% upward adjustment (4.48% + 8.58% - 7.83%). 128 in population with 13 sales.

76% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

Area 14 Annual Update Waterfront Model Adjustments

2005 Total Value = 2004 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall for the area does not apply.

Waterfront	Yes
% Adjustment	4.79%

Comments

Waterfront parcels only receive a 4.79% upward adjustment. 100 in population with 8 sales.

Area 14 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean for non-waterfront parcels is 0.983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean. Waterfront sales were considered during the NCSS analysis but due to insufficient representation were removed. It is difficult to draw valid conclusions when the sales count is low.

Bldg Grade	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6	10	0.954	0.996	4.4%	0.943	1.049
7	57	0.959	1.001	4.4%	0.969	1.033
8	98	0.949	0.989	4.2%	0.966	1.011
9	107	0.950	0.981	3.3%	0.958	1.005
10	45	0.869	0.957	10.2%	0.912	1.002
11+	26	0.985	1.006	2.1%	0.965	1.046
Year Built or Year Renovated	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1900-1939	165	0.938	0.982	4.7%	0.964	1.000
1940-1979	85	0.934	0.970	3.9%	0.943	0.997
1980-1999	66	0.931	0.994	6.7%	0.966	1.021
2000-2005	27	0.959	1.000	4.2%	0.947	1.053
Condition	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Fair	6	1.026	1.027	0.1%	0.978	1.077
Average	170	0.946	0.992	4.8%	0.973	1.010
Good	127	0.952	0.990	4.0%	0.971	1.009
Very Good	40	0.877	0.939	7.2%	0.894	0.984
Stories	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
1	103	0.940	0.968	3.0%	0.944	0.991
1.5	67	0.939	0.989	5.3%	0.962	1.016
2	147	0.935	0.983	5.2%	0.963	1.003
More than 2	26	0.952	1.011	6.2%	0.965	1.057

Area 14 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2005 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2005 UPPER 95% C.L. less than the overall weighted mean indicates that assessment levels may be relatively low. The overall 2005 weighted mean for non-waterfront parcels is 0.983.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean. Waterfront sales were considered during the NCSS analysis but due to insufficient representation were removed. It is difficult to draw valid conclusions when the sales count is low.

Above Grade Living Area	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Less than 1001	32	0.925	0.965	4.4%	0.928	1.003
1001-1500	67	0.934	0.973	4.2%	0.947	0.999
1501-2000	88	0.954	0.994	4.2%	0.969	1.020
2001-2500	74	0.944	0.986	4.4%	0.958	1.013
2501-3000	49	0.924	0.985	6.7%	0.949	1.022
3001-4000	30	0.941	0.985	4.6%	0.935	1.034
4001-5000	8	0.812	0.853	5.0%	0.686	1.020
More than 5000	4	0.880	0.913	3.8%	0.697	1.129
View Y/N	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
N	219	0.948	0.988	4.2%	0.972	1.003
Y	124	0.922	0.976	5.9%	0.954	0.999
Sub	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
6	35	0.989	0.983	-0.6%	0.940	1.027
7	132	0.921	0.978	6.2%	0.958	0.998
8	176	0.938	0.990	5.5%	0.972	1.008
Lot Size	Count	2004 Weighted Mean	2005 Weighted Mean	Percent Change	2005 Lower 95% C.L.	2005 Upper 95% C.L.
Less than 3000	21	0.898	0.937	4.4%	0.895	0.979
03000-05000	143	0.945	0.995	5.3%	0.976	1.014
05001-08000	118	0.947	0.996	5.2%	0.973	1.018
08001-12000	43	0.958	0.996	3.9%	0.957	1.035
12001-16000	11	0.924	0.961	4.0%	0.869	1.053
16001-20000	7	0.848	0.877	3.4%	0.778	0.976

Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2005	Date of Report: 3/31/2005	Sales Dates: 1/1/2003 - 11/19//2004
Area 14 - Leschi to Madison Park	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	343
Mean Assessed Value	829,500
Mean Sales Price	883,800
Standard Deviation AV	519,661
Standard Deviation SP	587,367

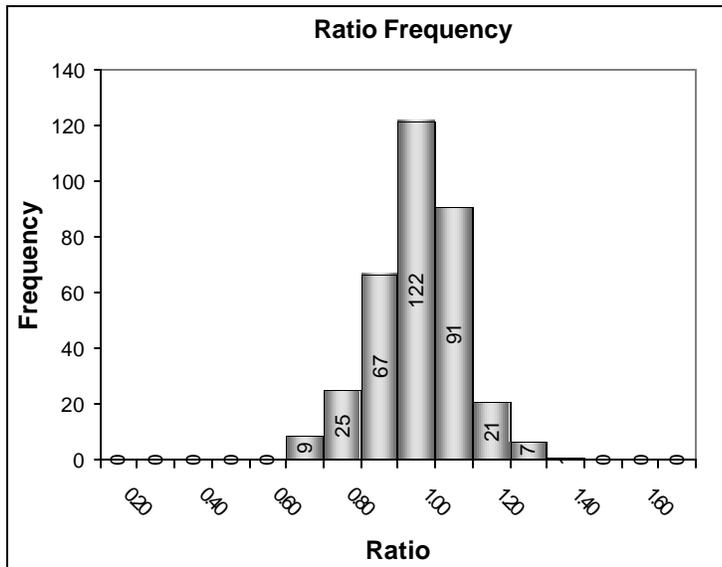
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.956
Median Ratio	0.965
Weighted Mean Ratio	0.939

UNIFORMITY	
Lowest ratio	0.605
Highest ratio:	1.334
Coefficient of Dispersion	9.34%
Standard Deviation	0.118
Coefficient of Variation	12.32%
Price Related Differential (PRD)	1.018

RELIABILITY	
95% Confidence: Median	
Lower limit	0.953
Upper limit	0.978
95% Confidence: Mean	
Lower limit	0.943
Upper limit	0.968

SAMPLE SIZE EVALUATION	
N (population size)	3250
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.118
Recommended minimum:	22
Actual sample size:	343
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	157
# ratios above mean:	186
z:	1.566
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 14

Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2005	Date of Report: 3/31/2005	Sales Dates: 1/1/2003 - 11/19//2004
Area 14 - Leschi to Madison Park	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	343
Mean Assessed Value	869,200
Mean Sales Price	883,800
Standard Deviation AV	544,289
Standard Deviation SP	587,367

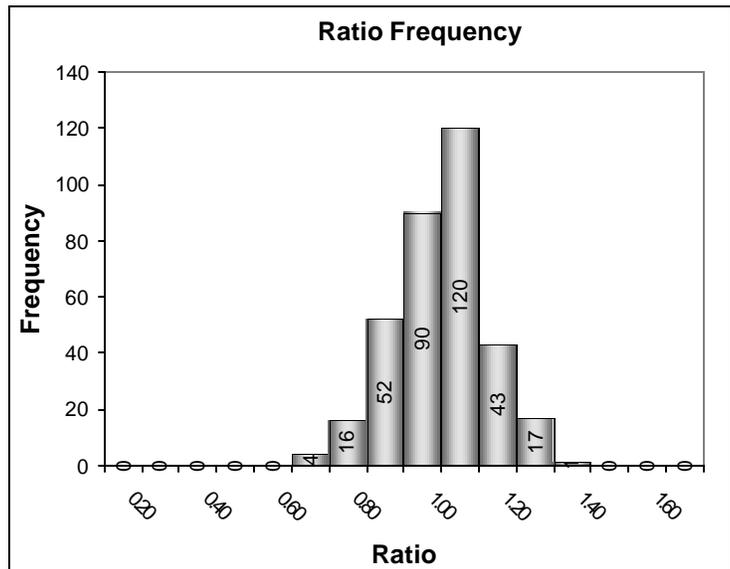
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.999
Median Ratio	1.008
Weighted Mean Ratio	0.983

UNIFORMITY	
Lowest ratio	0.631
Highest ratio:	1.315
Coefficient of Dispersion	9.21%
Standard Deviation	0.120
Coefficient of Variation	11.97%
Price Related Differential (PRD)	1.016

RELIABILITY	
95% Confidence: Median	
Lower limit	0.992
Upper limit	1.021
95% Confidence: Mean	
Lower limit	0.987
Upper limit	1.012

SAMPLE SIZE EVALUATION	
N (population size)	3250
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.120
Recommended minimum:	23
Actual sample size:	343
Conclusion:	OK

NORMALITY	
Binomial Test	
# ratios below mean:	161
# ratios above mean:	182
z:	1.134
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

1 to 3 Unit Residences throughout area 14

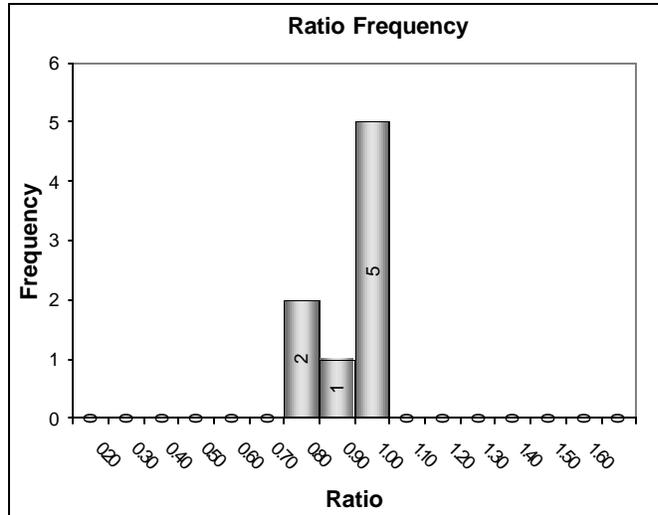
Both assessment level and uniformity have been improved by application of the recommended values.

Waterfront Annual Update Ratio Study Report (Before)

2004 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2004	Date of Report: 6/2/2005	Sales Dates: 1/1/2003 - 11/19/2004
Area 14 Waterfront	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	8
Mean Assessed Value	3,192,400
Mean Sales Price	3,599,500
Standard Deviation AV	1,615,096
Standard Deviation SP	1,924,557
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.913
Median Ratio	0.952
Weighted Mean Ratio	0.887
UNIFORMITY	
Lowest ratio	0.762
Highest ratio:	0.989
Coefficient of Dispersion	6.74%
Standard Deviation	0.089
Coefficient of Variation	9.77%
Price Related Differential (PRD)	1.030
RELIABILITY	
95% Confidence: Median	
Lower limit	0.762
Upper limit	0.989
95% Confidence: Mean	
Lower limit	0.851
Upper limit	0.975
SAMPLE SIZE EVALUATION	
N (population size)	126
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.089
Recommended minimum:	12
Actual sample size:	8
Conclusion:	Small Sample
NORMALITY	
Binomial Test	
# ratios below mean:	3
# ratios above mean:	5
z:	0.707
Conclusion:	Normal*
<i>*i.e. no evidence of non-normality</i>	



COMMENTS:

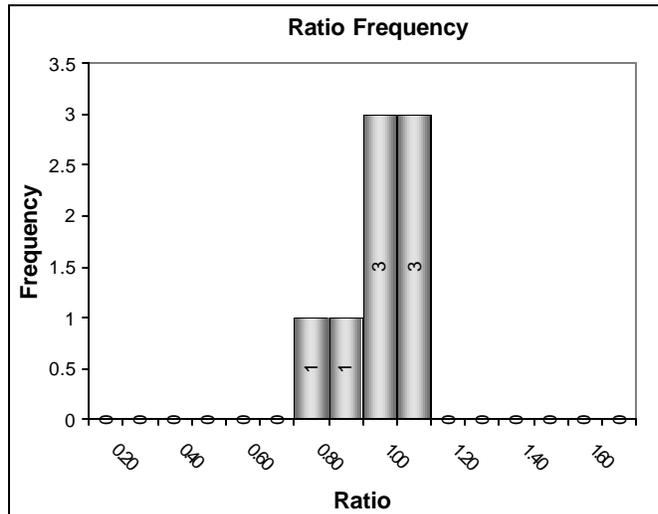
1 to 3 Unit Waterfront Residences throughout area 14

Waterfront Annual Update Ratio Study Report (After)

2005 Assessments

District/Team: WC / Team - 1	Lien Date: 01/01/2005	Date of Report: 6/2/2005	Sales Dates: 1/1/2003 - 11/19/2004
Area 14 Waterfront	Appr ID: FLIP	Property Type: 1 to 3 Unit Residences	Adjusted for time?: No

SAMPLE STATISTICS	
Sample size (n)	8
Mean Assessed Value	3,344,800
Mean Sales Price	3,599,500
Standard Deviation AV	1,692,515
Standard Deviation SP	1,924,557
ASSESSMENT LEVEL	
Arithmetic Mean Ratio	0.957
Median Ratio	0.997
Weighted Mean Ratio	0.929
UNIFORMITY	
Lowest ratio	0.798
Highest ratio:	1.036
Coefficient of Dispersion	6.73%
Standard Deviation	0.093
Coefficient of Variation	9.77%
Price Related Differential (PRD)	1.029
RELIABILITY	
95% Confidence: Median	
Lower limit	0.798
Upper limit	1.036
95% Confidence: Mean	
Lower limit	0.892
Upper limit	1.021
SAMPLE SIZE EVALUATION	
N (population size)	126
B (acceptable error - in decimal)	0.05
S (estimated from this sample)	0.093
Recommended minimum:	14
Actual sample size:	8
Conclusion:	Small Sample
NORMALITY	
Binomial Test	
# ratios below mean:	3
# ratios above mean:	5
z:	0.707
Conclusion:	Normal*
*i.e. no evidence of non-normality	



COMMENTS:

1 to 3 Unit Waterfront Residences throughout area 14

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

- | | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

- | | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

**Improved Waterfront & Non-Waterfront Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	111800	1560	4/16/04	\$828,750	1320	620	8	1955	4	6825	N	N	1624 SHENANDOAH DR E
006	111800	1275	11/12/03	\$740,000	1810	0	8	1956	3	8075	N	N	1655 BROADMOOR DR E
006	111800	0045	11/12/04	\$958,200	1770	320	9	1939	3	7200	N	N	3409 E SAINT ANDREWS WY
006	111800	1810	6/6/03	\$1,050,000	1950	500	9	1949	4	7350	N	N	1262 PARKSIDE DR E
006	111800	1885	5/26/04	\$835,000	1990	1200	9	1955	3	7522	N	N	1572 PARKSIDE DR E
006	111800	0420	7/12/03	\$870,000	2070	1000	9	1968	2	7268	N	N	3362 E SHORE DR
006	111800	0445	8/20/04	\$1,225,000	2080	1080	9	2004	3	7377	N	N	3332 E SHORE DR
006	111800	1750	3/25/03	\$682,000	2120	820	9	1956	2	7534	N	N	3216 E MORLEY WY
006	111800	1245	6/10/03	\$799,000	2290	0	9	1953	3	6768	N	N	1927 BLENHEIM DR E
006	111800	0065	5/12/03	\$820,000	2360	300	9	1950	3	9000	N	N	3509 E SAINT ANDREWS WY
006	111800	0591	1/8/04	\$770,000	2440	0	9	1957	4	7665	N	N	2153 BROADMOOR DR E
006	111800	1350	5/24/04	\$790,000	2470	0	9	1957	3	7080	N	N	1449 BROADMOOR DR E
006	111800	0006	12/1/03	\$1,107,500	2580	1400	9	1947	3	17966	N	N	3303 E SAINT ANDREWS WY
006	111800	0030	10/28/03	\$995,000	3010	430	9	1952	4	7200	N	N	3331 E SAINT ANDREWS WY
006	111800	1066	9/9/03	\$1,000,000	3050	0	9	1956	3	12509	N	N	1819 PARKSIDE DR E
006	111800	0431	2/18/03	\$1,677,500	2220	2220	10	1949	4	14749	N	N	3344 E SHORE DR
006	111800	0440	5/9/03	\$1,048,000	2410	2010	10	1950	3	7439	N	N	3338 E SHORE DR
006	111800	2090	7/21/04	\$1,280,000	2460	360	10	1930	4	7200	N	N	3227 E MORLEY WY
006	111800	0940	5/7/04	\$1,900,000	2520	550	10	1954	4	9039	N	N	2121 PARKSIDE DR E
006	111800	1665	10/27/03	\$1,600,000	2740	450	10	1928	4	7200	N	N	1521 SHENANDOAH DR E
006	111800	0635	5/6/04	\$1,540,000	2800	1100	10	1936	4	8611	N	N	2111 BROADMOOR DR E
006	111800	2105	9/22/03	\$1,550,000	2950	390	10	1933	4	13458	N	N	1105 SHENANDOAH DR E
006	111800	0758	1/30/03	\$2,000,000	3040	2200	10	1958	4	13624	N	N	1940 SHENANDOAH DR E
006	111800	0556	7/14/03	\$800,000	3120	0	10	1960	3	12729	N	N	2100 BROADMOOR DR E
006	111800	0315	4/8/04	\$1,740,000	3250	550	10	1937	3	10480	N	N	2022 BROADMOOR DR E
006	111800	0176	6/24/04	\$2,050,000	3290	660	10	1948	4	17476	N	N	1630 BROADMOOR DR E
006	111800	1855	9/24/04	\$1,720,000	3300	0	10	1951	4	10800	N	N	1540 PARKSIDE DR E
006	111800	2191	6/1/04	\$1,630,000	4170	0	10	1948	4	12294	N	N	1200 SHENANDOAH DR E
006	111800	1985	11/2/04	\$1,475,000	2590	900	11	1927	4	7642	N	N	1261 PARKSIDE DR E
006	111800	0759	8/8/03	\$1,775,000	2660	600	11	1928	4	10903	N	N	1952 SHENANDOAH DR E

**Improved Waterfront & Non-Waterfront Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
006	111800	0715	7/28/04	\$1,675,000	3040	600	11	1928	4	9217	N	N	1804 BLENHEIM DR E
006	111800	0320	4/12/04	\$1,822,000	3270	750	11	1939	4	11765	N	N	2110 WAVERLY WY E
006	111800	0340	5/10/04	\$1,900,000	3450	300	11	1927	4	11265	N	N	2208 WAVERLY WY E
006	111800	0450	1/30/03	\$2,200,000	4290	830	11	2004	3	15806	N	N	3326 E SHORE DR
006	111800	0400	6/11/03	\$4,100,000	6500	2000	13	2002	3	18215	N	N	3414 E SHORE DR
007	501700	0145	10/14/03	\$360,000	620	620	6	1931	4	2812	N	N	1012 32ND AV E
007	531810	0504	1/29/03	\$250,000	750	400	6	1924	2	2272	N	N	3921 E MADISON ST
007	533220	0245	6/26/04	\$401,000	940	870	6	1990	3	3298	N	N	3119 E WARD ST
007	438570	1240	2/2/04	\$485,000	800	0	7	1900	3	6000	N	N	2342 41ST AV E
007	501700	0075	9/27/04	\$585,000	850	340	7	1946	3	9000	N	N	1111 33RD AV E
007	438570	0025	4/21/03	\$420,000	880	800	7	1928	3	4000	N	N	1848 41ST AV E
007	228890	0155	8/22/03	\$625,000	950	950	7	1941	5	4000	N	N	2065 MCGILVRA BL E
007	438570	0285	10/19/04	\$440,000	1030	190	7	1941	3	4400	N	N	1806 MCGILVRA BL E
007	531610	0045	5/13/04	\$536,250	1050	0	7	1919	3	4800	N	N	1410 41ST AV E
007	501700	0255	5/11/04	\$580,000	1070	180	7	1920	4	4080	N	N	831 33RD AV E
007	501700	0255	4/23/03	\$520,000	1070	180	7	1920	4	4080	N	N	831 33RD AV E
007	531810	0965	10/5/04	\$479,220	1120	0	7	1903	3	3600	N	N	1624 39TH AV E
007	531810	1075	11/3/04	\$730,000	1230	400	7	1938	4	4800	N	N	1629 MCGILVRA BL E
007	438570	0525	9/23/03	\$605,000	1340	360	7	1938	4	4000	N	N	2012 MCGILVRA BL E
007	531810	0005	1/27/04	\$650,000	1520	400	7	1926	4	3600	N	N	4101 E GARFIELD ST
007	438570	0490	10/8/03	\$585,000	1550	400	7	1942	4	4000	N	N	2040 MCGILVRA BL E
007	501700	0550	10/7/03	\$356,000	1600	0	7	1914	3	4404	N	N	664 32ND AV E
007	531810	0325	4/10/03	\$580,000	1660	0	7	1936	3	5200	N	N	1509 41ST AV E
007	438570	0065	9/29/03	\$399,000	720	0	8	1926	3	2520	N	N	1820 41ST AV E
007	438570	0765	5/3/04	\$560,000	770	600	8	1988	3	3850	N	N	2015 42ND AV E
007	438570	0585	5/25/04	\$485,000	890	0	8	1927	3	4000	N	N	2033 41ST AV E
007	438570	0700	10/13/04	\$583,000	910	0	8	1926	3	4000	N	N	2016 41ST AV E
007	501700	0585	8/4/03	\$430,000	930	530	8	1908	5	3000	N	N	3219 E MADISON ST
007	438570	0715	9/2/03	\$479,230	960	0	8	1926	3	3010	N	N	2006 41ST AV E
007	438570	0735	3/21/03	\$565,000	970	440	8	1923	4	4400	N	N	2001 42ND AV E
007	438570	0195	4/21/03	\$535,000	1020	360	8	1940	4	4000	N	N	1872 MCGILVRA BL E

Improved Waterfront & Non-Waterfront Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	438570	0205	6/30/04	\$585,000	1170	520	8	1939	4	4000	N	N	1864 MCGILVRA BL E
007	228890	0085	1/24/03	\$565,000	1220	0	8	1931	4	4800	N	N	2341 MCGILVRA BL E
007	438570	0435	3/28/03	\$605,000	1240	800	8	1926	4	4000	N	N	1865 41ST AV E
007	531810	1910	12/5/03	\$616,000	1270	800	8	1940	4	5400	N	N	1907 38TH AV E
007	533220	0360	6/11/03	\$625,000	1300	1590	8	1968	5	4800	N	N	1003 32ND AV E
007	531810	1302	11/5/04	\$575,000	1320	310	8	1994	3	1602	N	N	1624 A 42ND AV E
007	438570	0560	7/22/03	\$670,000	1490	210	8	1926	4	4000	N	N	2015 41ST AV E
007	195470	0365	6/9/04	\$599,000	1490	240	8	1930	3	3900	N	N	1802 MADRONA DR
007	531810	1240	4/23/04	\$585,000	1500	0	8	1981	4	2400	N	N	1623 42ND AV E
007	228890	0070	8/6/03	\$699,000	1510	670	8	1941	4	5300	N	N	2321 MCGILVRA BL E
007	531810	1195	4/20/04	\$799,999	1540	820	8	1917	5	3600	N	N	1600 41ST AV E
007	108400	0132	6/27/03	\$600,000	1540	440	8	1950	3	6000	N	N	1812 40TH AV E
007	438570	0265	3/4/04	\$675,500	1540	800	8	1931	5	4000	N	N	1822 MCGILVRA BL E
007	438570	0375	11/11/03	\$650,000	1570	800	8	1926	4	4000	N	N	1819 41ST AV E
007	438570	1330	6/29/04	\$750,000	1630	930	8	1928	4	4400	N	N	2317 42ND AV E
007	438570	0430	8/20/03	\$580,000	1660	0	8	1975	3	4000	N	N	1861 41ST AV E
007	531810	1765	9/23/04	\$850,000	1670	0	8	1912	4	5400	N	N	1811 38TH AV E
007	531610	0450	6/8/04	\$875,000	1720	0	8	1929	5	3850	N	N	3708 E HIGHLAND DR
007	108400	0107	8/22/03	\$845,000	1730	1140	8	1951	5	6000	N	N	1852 40TH AV E
007	918570	0460	4/14/04	\$1,100,000	1810	0	8	1941	3	7200	N	N	1032 36TH AV E
007	531610	0935	7/8/04	\$1,025,000	1810	1330	8	1948	4	9750	Y	N	1121 MCGILVRA BL E
007	531810	1688	11/6/03	\$550,000	1820	0	8	1977	3	3600	N	N	1818 37TH AV E
007	438570	0695	4/18/03	\$650,000	1870	500	8	1927	4	4000	N	N	2020 41ST AV E
007	438570	0270	6/12/03	\$750,000	1930	900	8	1931	4	4000	N	N	1820 MCGILVRA BL E
007	411460	0770	9/24/04	\$2,850,000	1940	0	8	1940	3	6500	Y	Y	478 39TH AV E
007	531810	1683	5/25/04	\$550,000	2020	0	8	1981	3	3600	N	N	1824 37TH AV E
007	133030	0055	7/13/04	\$828,000	2060	0	8	1963	3	8550	N	N	2210 40TH AV E
007	918570	0005	4/17/03	\$753,000	2140	240	8	1936	3	7200	N	N	3303 E VALLEY ST
007	501700	0005	8/24/04	\$710,000	2260	0	8	1911	4	7200	N	N	1149 33RD AV E
007	531710	0500	1/5/04	\$2,283,600	1280	1120	9	1959	4	14268	Y	N	3701 E VALLEY ST
007	501700	0490	8/18/04	\$621,676	1340	460	9	1985	3	6037	Y	N	638 32ND AV E

**Improved Waterfront & Non-Waterfront Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	531610	0735	1/15/04	\$680,000	1350	0	9	1987	3	3200	N	N	1226 41ST AV E
007	660000	0215	3/10/03	\$816,000	1360	1200	9	1953	4	17982	Y	N	570 LAKE WASHINGTON BL E
007	108400	0069	10/13/03	\$690,000	1470	340	9	1950	3	7150	N	N	1809 40TH AV E
007	501700	0370	1/28/04	\$650,000	1540	640	9	1966	3	3600	N	N	613 33RD AV E
007	438570	0420	8/12/04	\$680,000	1710	0	9	1982	4	4000	N	N	1853 41ST AV E
007	501700	0190	12/4/03	\$590,000	1740	120	9	1907	3	6650	N	N	1102 32ND AV E
007	438570	1290	10/17/03	\$825,000	1750	650	9	1929	5	4000	N	N	2304 41ST AV E
007	531810	1634	4/16/04	\$840,000	1780	320	9	1987	4	5400	N	N	1819 39TH AV E
007	531710	0550	6/8/04	\$910,000	1800	0	9	1930	3	5000	N	N	533 MCGILVRA BL E
007	502690	0235	12/11/03	\$865,000	1830	0	9	1914	3	1880	Y	N	1622 40TH AV
007	133030	0011	11/19/04	\$875,000	1850	0	9	1966	3	8555	N	N	2406 40TH AV E
007	133030	0011	5/17/04	\$836,000	1850	0	9	1966	3	8555	N	N	2406 40TH AV E
007	438570	0605	2/26/04	\$590,000	1870	710	9	1992	3	4000	N	N	2049 41ST AV E
007	133030	0495	6/24/03	\$862,500	1920	0	9	1959	4	8075	N	N	2223 39TH AV E
007	531810	0440	10/5/04	\$915,000	1950	150	9	1925	5	3600	Y	N	1502 39TH AV E
007	133030	0445	11/5/04	\$825,000	2010	0	9	1956	3	8503	N	N	2257 38TH AV E
007	133030	0106	10/6/04	\$1,590,000	2030	1100	9	2000	3	7700	N	N	3823 E MCGILVRA ST
007	531810	0855	7/24/03	\$815,000	2030	500	9	1949	4	7200	N	N	1612 38TH AV E
007	531810	0845	12/11/03	\$895,000	2050	920	9	1999	4	3600	N	N	1620 38TH AV E
007	133030	0295	9/16/03	\$800,000	2060	0	9	1963	4	8550	N	N	2233 38TH PL E
007	531610	0106	3/18/04	\$1,050,000	2110	300	9	2003	3	3600	N	N	4115 E GALER ST
007	411460	0765	9/13/04	\$4,111,100	2130	830	9	1936	4	5900	Y	Y	482 39TH AV E
007	438570	1535	9/24/04	\$1,075,000	2140	500	9	2002	3	3600	N	N	2349 41ST AV E
007	531610	0235	5/21/04	\$950,000	2150	140	9	1929	3	7200	Y	N	1403 MCGILVRA BL E
007	133030	0211	5/13/03	\$775,000	2180	0	9	1956	3	9700	N	N	2315 38TH AV E
007	660000	0311	10/25/04	\$850,000	2210	0	9	1991	3	6668	N	N	529 36TH AV E
007	531610	0750	7/29/03	\$850,000	2240	400	9	1987	3	3800	N	N	1218 41ST AV E
007	438570	1520	7/3/03	\$686,000	2250	0	9	1997	3	3400	N	N	2343 41ST AV E
007	133030	0420	10/21/04	\$845,000	2280	0	9	1960	4	8000	N	N	2144 38TH AV E
007	531810	1555	6/28/04	\$890,000	2290	1000	9	1909	4	3600	N	N	1816 38TH AV E
007	533220	0415	3/10/04	\$700,000	2320	0	9	1996	3	3753	N	N	1040 WASHINGTON PL E

Improved Waterfront & Non-Waterfront Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	133030	0582	8/13/03	\$930,000	2350	0	9	1959	4	8550	N	N	2242 39TH AV E
007	133030	0130	2/26/04	\$801,000	2480	0	9	1974	3	9100	N	N	3901 E MCGILVRA ST
007	632100	0095	3/20/03	\$1,210,000	2550	840	9	2001	3	3742	N	N	3860 E OLIVE ST
007	533220	0416	4/23/04	\$750,000	2599	0	9	1997	3	3803	N	N	1038 WASHINGTON PL E
007	632100	0060	6/6/03	\$1,025,000	2600	490	9	1926	3	9450	Y	N	1730 EVERGREEN PL
007	133030	0556	3/6/03	\$1,050,000	2660	0	9	1958	4	9103	N	N	2300 38TH PL E
007	531710	0617	2/28/03	\$1,120,000	2670	500	9	1945	4	8120	Y	N	497 MCGILVRA BL E
007	531810	0999	10/30/03	\$825,000	2700	0	9	1991	3	7200	N	N	3904 E GARFIELD ST
007	133030	0470	9/10/03	\$1,500,000	2810	0	9	1960	5	9881	N	N	3835 E MCGRAW ST
007	501700	0450	5/24/04	\$905,000	3050	1380	9	2000	3	6453	N	N	618 32ND AV E
007	918570	0090	8/15/03	\$1,200,000	3220	0	9	1940	4	7200	N	N	614 34TH AV E
007	133030	0270	3/10/03	\$975,000	3660	0	9	1957	3	15155	N	N	2123 38TH AV E
007	531610	0315	5/29/03	\$950,000	2090	500	10	1986	3	4380	Y	N	1401 39TH AV E
007	438570	1090	9/2/04	\$939,000	2160	710	10	1994	3	4800	N	N	2324 42ND AV E
007	133030	0671	9/22/04	\$1,273,000	2290	600	10	1961	3	8400	N	N	3817 E CROCKETT ST
007	531810	1570	10/25/04	\$999,000	2330	920	10	1999	3	3600	N	N	1814 38TH AV E
007	133030	0450	9/3/04	\$1,330,000	2440	0	10	1967	4	7508	N	N	2320 38TH AV E
007	531610	0970	7/29/04	\$3,395,000	2570	1780	10	1936	5	7200	Y	N	1116 38TH AV E
007	531810	0891	5/10/04	\$1,068,000	2630	660	10	1978	4	7200	N	N	1615 39TH AV E
007	531810	1230	3/8/04	\$1,300,000	2660	1100	10	2003	3	4800	N	N	1619 42ND AV E
007	438570	1075	7/22/04	\$940,000	2700	0	10	1989	3	5760	N	N	2338 42ND AV E
007	918570	0305	6/18/03	\$1,340,000	2910	340	10	1934	3	7200	N	N	827 34TH AV E
007	108400	0086	8/24/04	\$1,030,000	2920	1570	10	2002	3	5000	N	N	4003 E NEWTON ST
007	195470	0425	7/18/03	\$1,570,000	2930	0	10	2003	3	8558	N	N	106 MAIDEN LN E
007	632100	0085	5/26/04	\$1,162,000	2970	0	10	1913	4	6113	N	N	3852 E OLIVE ST
007	438570	1105	7/28/04	\$930,000	3080	0	10	1998	3	4800	N	N	2312 42ND AV E
007	411460	0915	9/29/04	\$3,250,000	3130	380	10	1929	3	13270	Y	Y	1726 HOWELL PL
007	531610	0665	2/24/04	\$1,700,000	3230	360	10	1938	4	10800	N	N	1212 MCGILVRA BL E
007	411460	0920	9/9/04	\$4,100,000	3310	0	10	1976	4	6000	Y	Y	1724 HOWELL PL
007	195470	0320	10/7/03	\$2,000,000	3600	1200	10	1917	5	7514	N	N	3815 E JOHN ST
007	918570	0440	5/20/04	\$1,765,000	3800	0	10	1907	5	7200	N	N	1101 36TH AV E

**Improved Waterfront & Non-Waterfront Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
007	532010	0020	5/27/03	\$4,775,000	4570	600	10	1940	5	17401	N	N	1500 C 42ND AV E
007	531610	0620	10/27/04	\$3,300,000	5340	470	10	1928	5	15600	Y	N	1207 MCGILVRA BL E
007	531710	0595	6/10/04	\$1,800,000	2620	1130	11	2001	3	8742	Y	N	540 HILLSIDE DR E
007	531610	0210	5/10/03	\$2,100,000	2790	870	11	2003	3	7200	Y	N	1426 39TH AV E
007	918570	0355	3/24/04	\$1,800,000	2820	510	11	2000	3	6600	N	N	1044 34TH AV E
007	531610	0385	5/5/04	\$1,089,668	2970	0	11	1991	3	10835	N	N	1400 37TH AV E
007	531710	0830	8/3/04	\$3,175,000	3030	0	11	1926	5	17892	Y	N	800 39TH AV E
007	531610	0250	9/19/03	\$1,295,000	3100	0	11	1994	3	3600	N	N	1423 MCGILVRA BL E
007	918570	0225	7/21/03	\$1,855,000	3290	0	11	1902	4	7200	N	N	833 36TH AV E
007	531710	0730	3/23/04	\$1,650,000	3590	0	11	1998	3	3244	Y	N	605 39TH AV E
007	531810	0565	12/18/03	\$1,725,000	3800	0	11	2000	3	9253	N	N	1510 38TH AV E
007	531710	0825	10/27/04	\$3,465,000	4260	840	11	1939	5	19110	Y	N	821 MCGILVRA BL E
007	660000	0226	4/18/03	\$2,080,000	4756	1300	11	2001	3	8925	Y	N	545 36TH AV E
007	411460	0930	9/8/04	\$6,000,000	5220	0	11	2000	3	5610	Y	Y	1722 HOWELL PL
007	531610	0259	5/24/04	\$1,850,000	2390	1120	12	2003	3	3600	N	N	1429 MCGILVRA BL E
007	531610	0480	4/2/03	\$3,400,000	3847	1157	12	2002	3	6600	Y	N	1209 38TH AV E
007	411460	0376	10/29/03	\$2,780,000	4970	0	12	2000	3	12581	Y	N	2530 39TH AV E
007	411460	0336	6/19/03	\$2,450,000	4970	0	12	2000	3	11499	N	N	3902 E MCGILVRA ST
007	411460	0705	2/26/04	\$6,200,000	5060	800	13	2002	3	7482	Y	Y	1116 41ST AV E
008	910300	0340	8/24/04	\$312,500	650	0	6	1904	3	4000	N	N	3612 E DENNY WY
008	910300	0340	5/25/04	\$275,000	650	0	6	1904	3	4000	N	N	3612 E DENNY WY
008	531710	0303	6/25/04	\$235,000	830	0	6	1919	2	6188	N	N	324 32ND AV E
008	125120	0045	3/25/03	\$358,500	950	460	6	1916	3	4800	Y	N	1116 33RD AV S
008	982920	1050	4/18/04	\$405,000	980	0	6	1910	4	6969	Y	N	143 EUCLID AV
008	982920	0980	8/20/04	\$399,500	1150	0	6	1900	3	5250	Y	N	3404 E YESLER WY
008	982920	0980	11/18/04	\$399,000	1150	0	6	1900	3	5250	Y	N	3404 E YESLER WY
008	125020	3055	1/14/04	\$396,000	660	0	7	1924	4	2400	Y	N	3412 S JACKSON ST
008	042404	9039	8/26/04	\$406,000	820	410	7	1924	3	2808	Y	N	3207 S CHARLES ST
008	042404	9006	2/25/03	\$315,000	830	830	7	1922	3	2080	Y	N	3201 S CHARLES ST
008	535020	0635	7/6/04	\$447,450	850	450	7	1930	5	3754	N	N	1117 NEWPORT WY
008	411460	1535	9/30/03	\$885,000	860	860	7	1941	3	3610	Y	Y	1108 LAKESIDE AV S

Improved Waterfront & Non-Waterfront Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	082300	0055	11/17/03	\$406,000	900	660	7	1927	3	4312	Y	N	3107 S DEARBORN ST
008	981970	0095	1/16/03	\$301,500	910	0	7	1922	3	1860	Y	N	1533 38TH AV
008	125020	3080	8/22/03	\$370,000	950	0	7	1907	4	3500	N	N	309 35TH AV S
008	125020	2035	6/18/03	\$417,000	960	440	7	1924	4	4150	Y	N	1307 33RD AV S
008	808340	0025	3/24/03	\$329,900	960	0	7	1905	4	5000	N	N	512 32ND AV
008	660000	0100	1/30/04	\$490,000	1010	280	7	1949	3	6466	Y	N	317 34TH AV E
008	341660	0205	7/28/04	\$330,000	1020	0	7	1918	3	4000	N	N	3200 E YESLER WY
008	063500	0145	10/24/03	\$429,000	1040	700	7	1907	4	4736	Y	N	324 35TH AV S
008	034500	0320	6/25/04	\$482,000	1050	0	7	1901	5	1800	Y	N	3617 E CHERRY ST
008	125120	0170	3/18/04	\$450,000	1070	0	7	1924	3	4200	Y	N	1111 LAKE WASHINGTON BL S
008	400300	0285	9/9/03	\$535,000	1140	1140	7	1961	4	6010	N	N	3417 E SPRUCE ST
008	447340	0175	1/26/04	\$445,000	1190	0	7	1922	4	4000	Y	N	3209 S LANE ST
008	982920	0860	8/27/04	\$429,777	1200	600	7	1951	3	6577	N	N	159 ERIE AV
008	125020	3348	2/25/03	\$400,000	1200	600	7	1968	3	7200	Y	N	815 LAKESIDE AV S
008	981970	0155	11/15/04	\$760,000	1290	600	7	1908	4	8831	N	N	1100 37TH AV
008	125020	3270	11/11/04	\$479,000	1290	1000	7	1965	3	7200	N	N	515 35TH AV S
008	982920	0490	7/14/03	\$589,000	1310	1120	7	1916	3	5189	Y	N	323 LAKE WASHINGTON BL
008	034200	0036	8/4/04	\$449,000	1320	0	7	1994	3	1800	N	N	3404 E CHERRY ST
008	082300	0135	7/22/03	\$410,000	1350	720	7	1909	3	4000	Y	N	3201 S DEARBORN ST
008	177850	0055	6/30/03	\$399,000	1360	0	7	1909	4	3700	N	N	229 33RD AV E
008	910300	0710	6/7/04	\$440,000	1370	200	7	1948	3	5536	N	N	110 37TH AV E
008	660000	0200	4/21/04	\$375,000	1380	0	7	1971	3	6465	N	N	3332 E REPUBLICAN ST
008	808340	0010	5/12/03	\$370,000	1390	0	7	1986	3	2500	N	N	506 32ND AV
008	535120	0225	2/25/03	\$459,000	1400	0	7	1908	4	3068	Y	N	1531 MADRONA DR
008	400350	0010	5/5/03	\$419,000	1420	0	7	1903	3	9401	Y	N	224 32ND AV
008	757670	0020	6/4/03	\$450,000	1520	0	7	1915	4	4311	N	N	3415 E HOWELL ST
008	910300	0360	10/4/04	\$390,000	1560	0	7	1920	3	4000	N	N	3424 E DENNY WY
008	034200	0015	6/17/04	\$400,000	1570	0	7	1919	3	6000	N	N	712 34TH AV
008	142220	0155	7/7/04	\$530,000	1670	770	7	1920	3	5051	Y	N	603 38TH AV
008	125020	3220	11/8/04	\$488,000	1790	0	7	1942	5	4050	N	N	539 35TH AV S
008	918470	0680	4/4/03	\$419,000	1850	0	7	1900	2	4500	Y	N	824 35TH AV

**Improved Waterfront & Non-Waterfront Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	808340	0200	12/15/03	\$415,000	1870	0	7	1977	3	5000	N	N	519 34TH AV
008	982920	0520	9/7/04	\$615,000	1920	300	7	1924	4	6300	Y	N	328 ERIE AV
008	757670	0085	12/19/03	\$430,000	1960	280	7	1913	2	7205	N	N	3625 E HOWELL ST
008	535120	0305	11/3/04	\$480,000	2030	0	7	1937	4	5700	Y	N	1502 MADRONA DR
008	205860	0095	4/8/03	\$505,000	2120	310	7	1925	5	5000	N	N	309 33RD AV
008	414180	0225	1/14/03	\$663,750	2140	0	7	1905	5	5300	Y	N	1618 36TH AV
008	910300	0210	7/27/04	\$575,000	2290	0	7	1924	4	4147	N	N	143 34TH AV E
008	035700	0175	9/8/04	\$450,000	900	700	8	1950	4	3500	Y	N	3202 S JUDKINS ST
008	981970	0100	5/5/03	\$532,500	960	0	8	1923	5	2320	Y	N	1528 37TH AV
008	535120	0240	6/13/03	\$729,000	990	950	8	1907	5	5313	Y	N	1534 GRAND AV
008	535020	1170	5/6/04	\$474,200	1040	350	8	1933	3	4100	N	N	1433 MADRONA DR
008	142220	0028	4/8/03	\$527,000	1120	1040	8	1919	4	4550	Y	N	601 FULLERTON AV
008	982920	0915	6/23/04	\$675,000	1130	1130	8	1941	5	4550	Y	N	111 LAKE WASHINGTON BL S
008	982920	0415	1/23/03	\$413,000	1133	773	8	1928	4	4218	Y	N	333 ERIE AV
008	177850	0685	6/4/03	\$625,000	1140	100	8	1930	4	5925	N	N	193 34TH AV E
008	910300	0180	4/14/04	\$649,000	1310	500	8	1910	4	4155	N	N	135 34TH AV E
008	042404	9026	6/29/04	\$717,000	1330	940	8	1952	4	5712	Y	N	834 32ND AV S
008	982920	0910	1/22/04	\$525,000	1330	0	8	1900	3	6660	Y	N	3440 E YESLER WY
008	535020	0995	4/26/04	\$605,000	1340	400	8	1914	3	4107	Y	N	1122 GRAND AV
008	535020	0995	2/24/03	\$520,000	1340	400	8	1914	3	4107	Y	N	1122 GRAND AV
008	341660	0210	7/21/03	\$390,000	1350	500	8	1931	5	3000	N	N	112 32ND AV
008	981970	0105	5/27/03	\$454,950	1380	0	8	1922	3	3355	Y	N	1523 38TH AV
008	125020	3375	5/15/03	\$500,000	1380	1380	8	1941	4	5000	Y	N	3400 S PARKLAND PL
008	982920	0560	6/21/04	\$765,000	1390	990	8	1977	4	6180	Y	N	219 LAKE WASHINGTON BL
008	211020	0245	3/24/04	\$400,000	1420	0	8	1908	3	3000	N	N	726 34TH AV
008	125020	4125	7/29/03	\$526,000	1440	640	8	1986	3	2520	Y	N	435 LAKESIDE AV S
008	910300	0140	5/13/03	\$535,000	1460	600	8	1924	4	3397	N	N	115 34TH AV E
008	142220	0015	8/28/03	\$690,000	1500	0	8	1919	4	7081	Y	N	618 FULLERTON AV
008	125020	1640	8/30/04	\$614,000	1600	940	8	1905	4	7200	Y	N	526 31ST AV S
008	982920	0301	10/15/03	\$740,000	1620	1320	8	1992	3	8050	Y	N	401 RANDOLPH AV
008	125020	1875	5/14/04	\$585,000	1640	0	8	1911	4	4860	Y	N	717 33RD AV S

Improved Waterfront & Non-Waterfront Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	414180	0015	10/14/03	\$649,500	1680	840	8	1923	5	4000	N	N	1611 35TH AV
008	757620	0090	9/14/04	\$560,000	1690	0	8	1909	4	4000	N	N	1634 34TH AV
008	982920	0065	3/17/03	\$540,000	1710	0	8	1927	5	6187	Y	N	520 WELLINGTON AV
008	742470	0185	9/23/04	\$825,000	1720	0	8	1903	3	5000	Y	N	1629 36TH AV
008	535020	0610	1/29/04	\$574,000	1720	810	8	1909	4	3250	Y	N	1128 38TH AV
008	600650	0060	9/21/04	\$505,000	1720	400	8	1919	4	4200	Y	N	821 34TH AV S
008	632100	0155	5/15/03	\$500,000	1760	510	8	1982	3	4955	N	N	1710 37TH AV
008	515770	0225	8/26/03	\$549,000	1780	280	8	1926	5	5348	N	N	826 34TH AV
008	982920	0495	1/25/03	\$745,000	1790	300	8	1928	4	5362	Y	N	327 LAKE WASHINGTON BL
008	118600	0020	10/29/03	\$525,000	1820	240	8	1912	3	5458	N	N	1618 34TH AV
008	082300	0120	4/26/04	\$599,000	1840	0	8	1988	3	4120	Y	N	814 31ST AV S
008	082300	0070	6/10/04	\$425,000	1840	160	8	1924	3	4400	Y	N	803 32ND AV S
008	320090	0125	1/18/03	\$650,000	1890	400	8	1962	5	6360	N	N	621 36TH AV E
008	715170	0560	3/18/04	\$724,950	1900	500	8	1901	4	6000	Y	N	1129 37TH AV
008	042404	9028	4/29/04	\$757,500	1920	600	8	1947	4	4635	Y	N	831 32ND AV S
008	035700	0095	10/12/04	\$685,000	1920	770	8	1929	4	4000	Y	N	1133 32ND AV S
008	808340	0180	6/24/04	\$630,000	1950	0	8	1927	4	5000	N	N	525 34TH AV
008	320090	0255	6/30/03	\$615,000	2000	1060	8	1905	4	3000	Y	N	626 36TH AV E
008	535020	0281	1/13/03	\$650,000	2030	0	8	1928	4	2294	N	N	1437 38TH AV
008	757670	0060	1/2/03	\$825,000	2050	1250	8	1913	5	5010	N	N	3608 E SCHUBERT PL
008	535120	0190	6/4/03	\$619,000	2060	0	8	1978	3	7000	Y	N	1515 MADRONA DR
008	428990	0065	1/12/04	\$579,000	2060	0	8	1989	3	4680	N	N	1561 MADRONA DR
008	400350	0005	4/29/03	\$555,750	2070	0	8	1981	4	5528	N	N	226 32ND AV
008	125020	2625	9/30/04	\$700,000	2090	300	8	1990	3	7200	Y	N	1314 33RD AV S
008	042404	9005	8/18/04	\$739,000	2160	0	8	1954	4	6050	Y	N	908 31ST AV S
008	414180	0260	5/11/04	\$685,000	2220	0	8	1909	4	4240	Y	N	1609 37TH AV
008	142220	0490	10/7/03	\$637,000	2230	0	8	1928	4	4780	N	N	907 38TH AV
008	502690	0025	5/7/03	\$649,500	2300	0	8	1991	3	2287	N	N	1628 37TH AV
008	757670	0005	7/1/04	\$707,000	2300	0	8	1913	5	5000	N	N	1709 35TH AV
008	082300	0100	6/26/03	\$725,000	2310	0	8	1977	4	8034	Y	N	824 31ST AV S
008	910300	0285	6/2/04	\$485,000	2320	0	8	1911	3	3155	N	N	3420 E FLORENCE CT

**Improved Waterfront & Non-Waterfront Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

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008	427890	0050	8/9/04	\$585,000	2510	0	8	1904	3	5000	N	N	3206 E TERRACE ST
008	715170	0540	9/23/04	\$1,050,000	2560	700	8	1950	4	5000	Y	N	1117 37TH AV
008	715170	0505	9/24/03	\$845,000	2570	400	8	1927	5	6500	N	N	1107 37TH AV
008	414180	0005	5/18/04	\$630,000	2630	240	8	1922	3	5000	N	N	1619 35TH AV
008	715320	0035	4/25/03	\$635,000	2900	1450	8	1901	4	5000	N	N	1427 35TH AV
008	194730	0130	8/4/03	\$490,000	1110	550	9	1987	3	2719	N	N	308 35TH AV
008	400300	0310	8/24/04	\$540,000	1120	460	9	1988	3	3452	N	N	209 EUCLID AV
008	535020	0005	5/25/04	\$803,500	1410	720	9	1923	5	2988	Y	N	1519 38TH AV
008	982920	0535	12/30/03	\$730,000	1470	1070	9	1977	4	6006	Y	N	312 ERIE AV
008	535020	0495	8/14/03	\$750,000	1510	760	9	1915	4	4500	N	N	1103 GRAND AV
008	125020	3090	5/29/03	\$588,000	1520	400	9	1911	5	3780	Y	N	305 35TH AV S
008	535020	0645	11/5/04	\$640,000	1530	400	9	1977	3	5250	Y	N	1401 GRAND AV
008	690920	0270	2/19/03	\$580,000	1560	540	9	1996	3	2374	Y	N	1350 32ND AV S
008	918470	0490	8/26/03	\$712,000	1590	500	9	1929	4	5000	N	N	911 37TH AV
008	125020	3305	10/14/04	\$667,500	1640	940	9	1994	3	3150	Y	N	816 LAKE WASHINGTON BL S
008	400300	0230	9/8/03	\$529,500	1660	0	9	1985	3	5961	Y	N	242 LAKE DELL AV
008	982920	0645	5/1/03	\$684,825	1680	1090	9	1965	4	10000	Y	N	3438 E SUPERIOR ST
008	063500	0170	4/22/03	\$449,000	1700	0	9	1990	3	1909	Y	N	3517 S LESCHI PL
008	660000	0380	12/15/03	\$875,000	1730	890	9	1951	5	8741	N	N	303 37TH AV E
008	531710	0450	6/27/03	\$975,000	1760	0	9	1929	5	8082	N	N	311 36TH AV E
008	918470	0535	5/10/04	\$790,000	1800	1020	9	1926	4	5000	Y	N	812 36TH AV
008	177850	0010	5/23/04	\$460,000	1800	0	9	1993	3	4000	N	N	206 32ND AV E
008	142220	0341	7/12/04	\$875,000	1810	0	9	1919	4	5861	Y	N	654 FULLERTON AV
008	142220	0335	6/2/04	\$1,050,000	1830	720	9	1997	3	3250	Y	N	3761 E COLUMBIA ST
008	531710	0420	9/8/03	\$720,000	1860	720	9	1930	4	5587	N	N	335 36TH AV E
008	125020	3255	5/13/04	\$505,000	1870	0	9	1999	3	4050	N	N	523 35TH AV S
008	535120	0110	6/2/04	\$707,000	1890	0	9	1986	4	3940	Y	N	1417 NEWPORT WY
008	918470	0450	1/9/03	\$625,000	1960	670	9	1986	3	4560	N	N	930 37TH AV
008	910300	0690	5/7/04	\$752,500	1970	0	9	1914	3	5840	N	N	3704 E DENNY WY
008	414180	0165	6/16/03	\$823,500	2010	0	9	1903	4	8000	N	N	1529 36TH AV
008	177850	0355	3/14/03	\$847,000	2010	980	9	1909	4	4000	N	N	221 36TH AV E

Improved Waterfront & Non-Waterfront Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Water-front	Situs Address
008	211020	0260	10/8/03	\$560,000	2010	0	9	2003	3	3000	N	N	734 34TH AV
008	918470	0780	3/5/04	\$825,000	2060	800	9	1918	4	4500	Y	N	815 35TH AV
008	125020	2515	8/4/04	\$749,000	2060	930	9	2004	3	3600	Y	N	3308 S DAY ST
008	447340	0200	10/20/03	\$742,000	2070	0	9	1996	3	4000	Y	N	3210 S DEARBORN ST
008	982920	1068	5/11/04	\$825,000	2170	0	9	1980	4	7700	Y	N	174 LAKE DELL AV
008	910300	0365	9/24/03	\$625,000	2170	490	9	2003	3	4000	N	N	3420 E DENNY WY
008	447340	0155	10/20/03	\$698,000	2180	980	9	1999	3	4200	Y	N	710 31ST AV S
008	918470	0810	3/24/03	\$680,000	2190	500	9	1931	4	4500	N	N	829 35TH AV
008	174470	0070	2/5/03	\$795,000	2260	560	9	1921	4	7084	Y	N	439 36TH AV
008	320090	0300	3/23/04	\$892,500	2310	220	9	1919	4	6000	Y	N	609 37TH AV
008	125020	1785	12/16/03	\$880,000	2320	1650	9	1910	5	7200	Y	N	534 32ND AV S
008	205860	0105	2/28/03	\$700,000	2380	240	9	1915	3	6000	N	N	303 33RD AV
008	125020	2918	7/14/04	\$650,000	2390	1000	9	1988	3	5415	N	N	525 LAKE WASHINGTON BL S
008	982920	0685	7/25/03	\$650,000	2400	450	9	1983	3	6720	N	N	207 ERIE AV
008	535020	0640	5/9/03	\$682,500	2450	0	9	1990	3	5250	N	N	1119 NEWPORT WY
008	531710	0434	9/19/03	\$844,500	2510	400	9	1992	4	5507	Y	N	315 35TH AV E
008	177850	0665	6/17/04	\$980,000	2530	140	9	1930	5	8000	Y	N	3305 E JOHN ST
008	531710	0291	9/23/04	\$847,500	2580	800	9	1984	4	6990	Y	N	557 LAKE WASHINGTON BL E
008	981970	0075	8/6/04	\$1,150,000	2720	50	9	1995	4	3600	Y	N	1537 38TH AV
008	125020	4106	10/24/03	\$640,000	2760	0	9	2001	3	5481	Y	N	527 LAKESIDE AV S
008	982920	0940	6/16/04	\$680,000	2850	290	9	1978	3	6000	Y	N	3438 E HURON ST
008	918470	0430	10/28/03	\$849,000	2970	450	9	1931	3	7300	Y	N	924 36TH AV
008	502690	0185	6/24/04	\$1,412,400	3100	0	9	1904	3	8200	Y	N	3917 E OLIVE ST
008	320090	0225	2/10/03	\$860,000	3290	1150	9	1910	4	4000	Y	N	612 36TH AV E
008	177850	0555	11/10/04	\$815,000	1760	680	10	1973	4	4400	Y	N	182 35TH AV E
008	034500	0325	2/19/03	\$860,000	1880	1080	10	1927	4	4240	Y	N	3602 E CHERRY ST
008	982920	0295	6/11/03	\$1,200,000	2500	0	10	1989	5	8250	Y	N	402 RANDOLPH AV
008	535020	1370	10/26/04	\$1,777,000	2690	930	10	1993	3	5441	Y	N	1454 MADRONA DR
008	414180	0215	9/28/04	\$1,300,000	2750	200	10	1999	3	4000	N	N	1615 36TH AV
008	535020	0325	8/11/03	\$1,425,000	2840	1430	10	2003	3	5100	Y	N	1126 37TH AV
008	982920	0245	2/18/04	\$1,080,000	2840	230	10	1992	3	8580	Y	N	3716 E TERRACE ST

**Improved Waterfront & Non-Waterfront Sales Used in this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Above Grade Living	Fin Bsmt	Bld Grade	Year Built/ Ren	Cond	Lot Size	View	Waterfront	Situs Address
008	535020	1366	5/24/04	\$1,665,000	2860	1060	10	1991	3	5167	Y	N	1450 MADRONA DR
008	535020	1367	6/30/03	\$1,450,000	2860	1060	10	1993	3	5031	Y	N	1452 MADRONA DR
008	910300	0393	5/28/03	\$825,000	2932	800	10	2001	3	4075	N	N	3415 E FLORENCE CT
008	142220	0075	11/6/03	\$1,142,010	2960	0	10	1989	3	5646	Y	N	603 WELLINGTON AV
008	535020	0550	7/8/04	\$1,450,000	3180	0	10	1909	4	6169	Y	N	3815 E PIKE ST
008	535020	1190	2/13/04	\$1,095,000	3180	0	10	1994	3	7666	Y	N	1444 MADRONA DR
008	125020	4600	7/28/03	\$1,400,000	2700	0	11	1985	3	6680	Y	Y	1330 LAKESIDE AV S
008	125020	3520	8/30/04	\$950,000	2860	600	11	1987	3	5600	Y	N	1107 LAKESIDE AV S
008	982920	0335	8/20/04	\$1,348,000	3378	0	11	2002	3	6675	N	N	509 RANDOLPH AV
008	125120	0065	3/19/03	\$1,220,000	2120	580	12	1998	3	5185	Y	N	1128 33RD AV S
008	982920	0566	8/5/03	\$1,325,000	2810	980	12	1989	3	5001	Y	N	3809 E ALDER ST

**Improved Waterfront & Non-Waterfront Sales Removed
from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
006	111800	0040	6/14/04	\$850,000	UNFINISHED AREA
006	111800	1100	2/28/03	\$995,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; OBSOL
006	111800	1485	11/7/03	\$735,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	111800	1985	6/5/03	\$2,040,000	RELATED PARTY, FRIEND, OR NEIGHBOR
006	111800	2085	5/2/03	\$690,000	% COMPLETE
007	195470	0005	6/22/04	\$4,000,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	195470	0465	1/5/04	\$900,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	195470	0465	7/12/04	\$1,750,000	REMODEL NOT PICKED UP YET
007	195470	0475	9/10/03	\$1,060,000	OBSOL
007	195470	0555	6/21/03	\$1,219,000	TEAR DOWN; SHELL %COMPLETE; DOR RATIO
007	411460	0660	7/10/03	\$1,035,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	438570	0895	12/2/03	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR; DOR RATIO
007	438570	1060	3/24/04	\$300,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	438670	0105	10/18/04	\$685,000	DIAGNOSTIC OUTLIER
007	501700	0065	7/4/03	\$229,078	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)&
007	501700	0350	1/2/03	\$450,000	TEAR DOWN; %COMPLETE
007	501700	0470	2/26/04	\$380,000	NON REPRESENTATIVE
007	501700	0560	6/15/04	\$340,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	501700	0575	6/11/03	\$392,000	UNFINISHED AREA
007	531610	0106	3/26/03	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
007	531610	0165	9/12/03	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	531610	0230	3/6/03	\$960,000	RELATED PARTY, FRIEND, OR NEIGHBOR DOR RATIO
007	531610	0260	6/11/03	\$2,150,000	PERSONAL PROPERTY INCLUDED; & OTHERS
007	531610	0445	2/26/04	\$2,000,000	IMP COUNT
007	531610	0980	8/13/03	\$1,500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	531710	0033	11/15/04	\$1,862,331	DOR RATIO
007	531710	0033	11/15/04	\$1,862,331	DOR RATIO
007	531710	0250	3/10/03	\$1,820,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	531710	0485	3/19/04	\$2,300,000	OBSOL
007	531810	0325	4/28/04	\$580,000	RELATED PARTIES
007	531810	0430	6/8/04	\$1,000,000	RELOCATION - SALE BY SERVICE
007	531810	0430	6/5/04	\$1,000,000	RELOCATION - SALE TO SERVICE
007	531810	0445	10/3/03	\$675,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
007	531810	0520	9/29/04	\$820,000	UNFINISHED AREA
007	531810	1105	7/26/04	\$580,000	DIAGNOSTIC OUTLIER
007	531810	1290	7/30/04	\$800,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	531810	1665	8/22/03	\$75,000	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.)&
007	533220	0360	5/30/03	\$440,000	FORCED SALE
007	660000	0020	9/21/04	\$9,000,000	RELATED PARTY, FRIEND, OR NEIGHBOR
007	918570	0105	8/1/03	\$3,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; OBSOL
007	918570	0290	4/15/04	\$3,787,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
007	918570	0375	2/25/04	\$1,100,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	034500	0155	7/28/03	\$1,300,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	034500	0485	7/31/03	\$500,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	125020	1775	1/17/03	\$425,000	IMP. CHARACTERISTICS CHANGED SINCE SALE &

**Improved Waterfront & Non-Waterfront Sales Removed
from this Annual Update Analysis
Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	125020	2515	4/24/03	\$373,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
008	125020	2530	4/15/04	\$114,167	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	125020	3060	2/14/03	\$131,107	PARTIAL INTEREST (103, 102, Etc.) DOR RATIO
008	125020	3170	7/30/04	\$949,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	125020	3280	9/24/03	\$275,000	% COMPLETE
008	125020	3280	10/9/04	\$956,605	% COMPLETE; ACTIVE PERMIT BEFORE SALE >25K
008	125020	3290	3/27/03	\$590,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
008	125020	3320	4/16/04	\$553,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	125120	0057	3/30/04	\$785,000	OBSOL
008	125120	0295	8/11/03	\$335,000	IMP. CHARACTERISTICS CHANGED SINCE SALE; &
008	142220	0240	9/12/03	\$619,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	142220	0320	4/21/04	\$699,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	174470	0200	11/6/03	\$650,000	DIAGNOSTIC OUTLIER
008	177850	0095	11/17/04	\$730,000	OPEN SPACE
008	177850	0325	6/26/03	\$935,000	NO MARKET EXPOSURE
008	194730	0230	9/27/04	\$450,000	OBSOL; ACTIVE PERMIT BEFORE SALE >25K
008	320090	0125	1/18/03	\$650,000	RELOCATION - SALE TO SERVICE
008	341660	0090	4/9/04	\$325,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	341660	0110	12/19/03	\$20,000	QUIT CLAIM DEED; DOR RATIO
008	341660	0465	5/21/03	\$215,643	QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.);
008	427890	0095	4/16/04	\$731,000	RELOCATION - SALE BY SERVICE
008	427890	0095	3/26/04	\$731,000	RELOCATION - SALE TO SERVICE
008	427890	0170	4/7/03	\$565,000	NO MARKET EXPOSURE
008	428990	0005	5/6/03	\$751,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	535020	0400	10/31/03	\$91,915	QUIT CLAIM DEED; & OTHERS
008	535020	0915	4/29/04	\$512,500	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	535120	0185	3/4/03	\$350,000	NO MARKET EXPOSURE
008	535120	0219	10/17/03	\$398,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	535120	0265	7/11/03	\$634,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	571200	0105	10/24/03	\$221,612	QUIT CLAIM DEED; DOR RATIO
008	632100	0141	2/26/04	\$438,000	BANKRUPTCY - RECEIVER OR TRUSTEE; & OTHERS
008	632100	0150	8/26/03	\$482,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	660000	0050	5/28/04	\$190,000	RELATED PARTY, FRIEND, OR NEIGHBOR;& OTHERS
008	660000	0100	1/30/04	\$315,000	CORPORATE AFFILIATES
008	690920	0205	3/20/03	\$330,000	TEAR DOWN; %COMPL
008	715170	0406	3/25/03	\$710,000	NO MARKET EXPOSURE
008	715320	0095	1/21/03	\$368,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	742470	0135	10/24/03	\$490,000	IMP COUNT; %COMPL
008	742470	0195	11/23/03	\$312,000	NO MARKET EXPOSURE; DOR RATIO
008	757670	0151	4/25/03	\$770,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	910300	0135	6/5/03	\$330,000	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	910300	0355	12/23/03	\$83,953	QUIT CLAIM DEED; DOR RATIO
008	910300	0620	3/24/04	\$954,442	QUESTIONABLE PER SALES IDENTIFICATION
008	910300	0625	2/17/04	\$954,442	QUESTIONABLE PER SALES IDENTIFICATION
008	918470	0570	4/1/03	\$201,396	RELATED PARTY, FRIEND, OR NEIGHBOR; & OTHERS

**Improved Waterfront & Non-Waterfront Sales Removed
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Area 14
(1 to 3 Unit Residences)**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
008	918470	0690	9/29/03	\$737,500	IMP. CHARACTERISTICS CHANGED SINCE SALE
008	982920	0055	6/18/04	\$390,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	982920	0130	9/30/03	\$475,000	RELATED PARTY, FRIEND, OR NEIGHBOR
008	982920	0445	6/9/04	\$485,000	ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR
008	982920	0455	6/18/03	\$639,000	OBSOL
008	982920	0585	4/16/03	\$385,000	NO MARKET EXPOSURE

***Vacant Sales Used in this Annual Update Analysis
Area 14***

Sub Area	Major	Minor	Sale Date	Sale Price	Lot Size	View	Water-front
007	411460	0337	11/18/2003	1287500	24171	N	N
007	411460	0339	5/20/2004	1150000	20699	N	N
007	981970	0046	9/30/2004	600000	12850	Y	N
008	125020	3280	9/24/2003	275000	7200	Y	N

**Vacant Sales Removed from this Annual Update Analysis
Area 14**

Sub Area	Major	Minor	Sale Date	Sale Price	Comments
007	82300	0065	06/10/04	255000	SEGREGATION NOT WORKED
007	125020	4074	07/13/04	162000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	125120	0094	05/30/03	420000	RELATED PARTY, FRIEND, OR NEIGHBOR;
007	910300	0688	10/08/04	335000	SEGREGATION NOT WORKED
007	981970	0046	10/29/04	200000	PARTIAL INTEREST (1/3, 1/2, Etc.);



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2005
TO: Residential Appraisers
FROM: Scott Noble, Assessor
SUBJECT: 2005 Revaluation for 2006 Tax Roll

A handwritten signature in black ink that reads "Scott Noble".

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2005. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2005. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr